

AN ORDINANCEBY: *Jim McElroy* *Paul Shuck*

AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT WELCOME ALL ROAD, PARCEL 14F 0037 LL008, BE CHANGED FROM THE AG-1 (FULTON COUNTY AGRICULTURAL) DISTRICT TO THE I-2 (ATLANTA HEAVY INDUSTRIAL) DISTRICT; TO MODIFY THE OFFICIAL ZONING MAPS; AND FOR OTHER PURPOSES.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:

SECTION 1: That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at Welcome All Road, parcel 14F 0037 LL008, be changed from the AG-1 (Fulton County Agricultural) District to the I-2 (Atlanta Heavy Industrial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in District 14F, Land Lot 37, Fulton County, Georgia being more particularly described by the attached legal description and/or map.

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 37 of the 14th FF District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southern right of way line of Camp Creek Parkway (having a variable width right of way) with the line common to Land Lots 1 and 37, said District and County, and running thence South 00°18'28" West, along said line common to said Land Lots 1 and 37, a distance of 113.90 feet, more or less, to a point where the centerline of Camp Creek crosses said Land Lot line; thence leaving said Land Lot line and running westerly along the centerline of Camp Creek and the following the meanderings thereof a distance of 1,494.3 feet, more or less, to a point formed by the intersection of the centerline of said Camp Creek with the eastern right of way line of the Seaboard Coastline Railroad right of way (having a variable width); running thence North 05°46'32" West, along said railroad right of way line, a distance of 78.30 feet to a point on the southern right of way line of Camp Creek Parkway (having a variable width right-of-way); running thence the following courses and distances along said southern right of way line of Camp Creek Parkway: North 87°33'28" East 609.80 feet to a point; South 02°28'02" East along an offset in said right of way line a distance of 10.0 feet to a point; North 87°31'58" East 272.55 feet to a point; South 88°10'32" East 407.0 feet to a point; South 73°40'02" East 193.75 feet to a point; and South 74°00'27" East 7.38 feet to a point on the line common to said Land Lots 1 and 37, and the Point of Beginning; said metes and bounds, courses and distances being shown on Composite Plat for Jim Cowart, prepared by Travis Pruitt & Associates, P.C., dated November 15, 1989, said Composite Plat being incorporated herein by this reference and made a part of this description; said property contains 3.62 acres, according to said survey.

